

TOWN OF GREECE

Summary of Recommended Projects, Actions & Programs

District #11

- Rural character; approximately 45% developed.
- Existing large agricultural parcels should be preserved.
- Large vacant parcels that contain sensitive environmental features or natural habitats should remain as open space.
- Establish low-density residential zoning district, to allow large lots or cluster development.
 - Large lots: allows upscale housing; lower town infrastructure costs if septic systems are used.
 - Cluster lots: preserves open space; compact design reduces town infrastructure costs.
- This district will require 10 acres for a future neighborhood commercial center, with multifamily housing, to serve parts of District 9 and 10 also.
 - Could be located near the intersection of North Greece Road and Latta Road.
- Consider creation of historic district at the intersection of North Greece Road and Latta Road.
- Frisbee Hill Park could be developed as public golf course.
- Rezone industrially zoned parcels to residential.
- Lacking park development:
 - Klafehn Park: Begin initial stages of park development.
 - Grace and Truth Sports Park: Town could make arrangements for public use.

District #10

- Approximately 40% developed.
- Existing large agricultural parcels should be preserved.
- Large vacant parcels that contain sensitive environmental features or natural habitats should remain as open space.
- Establish low-density residential zoning district, to allow large lots or cluster development.
 - Large lots: allows upscale housing; lower town infrastructure costs if septic systems are used.
 - Cluster lots: preserves open space; compact design reduces town infrastructure costs.
- Develop cooperative agreement with Greece Little League for use of ball fields as neighborhood park.
- Purchase and develop 25 acres or more for large community park.

District #9

- Approximately 85% developed.
- Several large parcels. New residential development should conform to existing pattern in the District.
- Town campus: Consider locating community center at this site.
- Re-acquire land around Town campus for development as a park facility and festival site.
- Study feasibility of connecting Flynn Road to North Avenue. Involve Monroe County in the study regarding cost and road standards.
- Long Pond Road should remain primarily residential.
- Replace and add to targeted sections of existing sanitary sewers as needed, to improve the system.
- Rezone industrially zoned parcels to residential.

District #8

- 80% developed.
- Large agricultural parcels should be preserved.
- District includes part of West Ridge Road Corridor Overlay District. Develop & implement policies to mitigate land use conflicts (e.g., buffer strips) and improve transition of uses between commercial and residential.
- Vacant parcels near commercial corridor could be developed for senior citizen housing.
- Acquire 20 to 25 acres for future park development.
- Replace and add to targeted sections of existing sanitary sewers as needed, to improve the system.

West Ridge Rd. Corridor Overlay District

- Need to develop economic, land use, and physical enhancement plan for corridor, including:
 - Streetscape improvements
 - Façade improvements
 - Mitigate land use conflicts with recommendations for transitions
 - Market plan
 - Access management standards
- Consider establishment of a Business Improvement District.
- Allow for "big box" retail development in western section of corridor.
- Include greenspace as transition between uses.

District #1

- Implement LWRP Strategies for Lake Ontario Area.

District #5

- Most new residential development should conform to existing pattern in the District.
- Establish low-density residential zoning district, to allow large lots or cluster development.
 - Large lots: allows upscale housing; lower town infrastructure costs if septic systems are used.
 - Cluster lots: preserves open space; compact design reduces town infrastructure costs.
- Existing large agricultural parcels should be preserved. As an alternative, allow low-density residential development.
- Long Pond Road should remain primarily residential, except within existing commercial boundaries near Janes Road, and near Latta Road, including the vacant parcel south of the DPW complex.
- Rezone industrially zoned parcels to residential.
- Study feasibility of connecting Kirk Road to Fetzner Road.
- Purchase 2 acres north of Sawyer Park and develop based on needs assessment.
- Develop neighborhood park near Kirk Road Elementary School.
- The sanitary sewers currently are operating adequately and require consistent maintenance.

District #6

- Few vacant parcels. Infill residential development should conform to existing pattern in the District.
- District includes part of West Ridge Road Corridor Overlay District. Develop & implement policies to mitigate land use conflicts (e.g., buffer strips) and improve transition of uses between commercial and residential.
- Preserve actively farmed parcels south of Vintage Lane.
- Identify area of small lots directly adjacent to West Ridge Road as Neighborhood Revitalization Area.
- Long Pond Road should remain primarily residential.
- Long Pond Road & Vintage Lane: Convert northeastern corner back to residential use.
- Basil Marella Park: Continue to improve existing facilities; light fields for extended use.
- The sanitary sewers currently are operating adequately and require consistent maintenance.

District #2

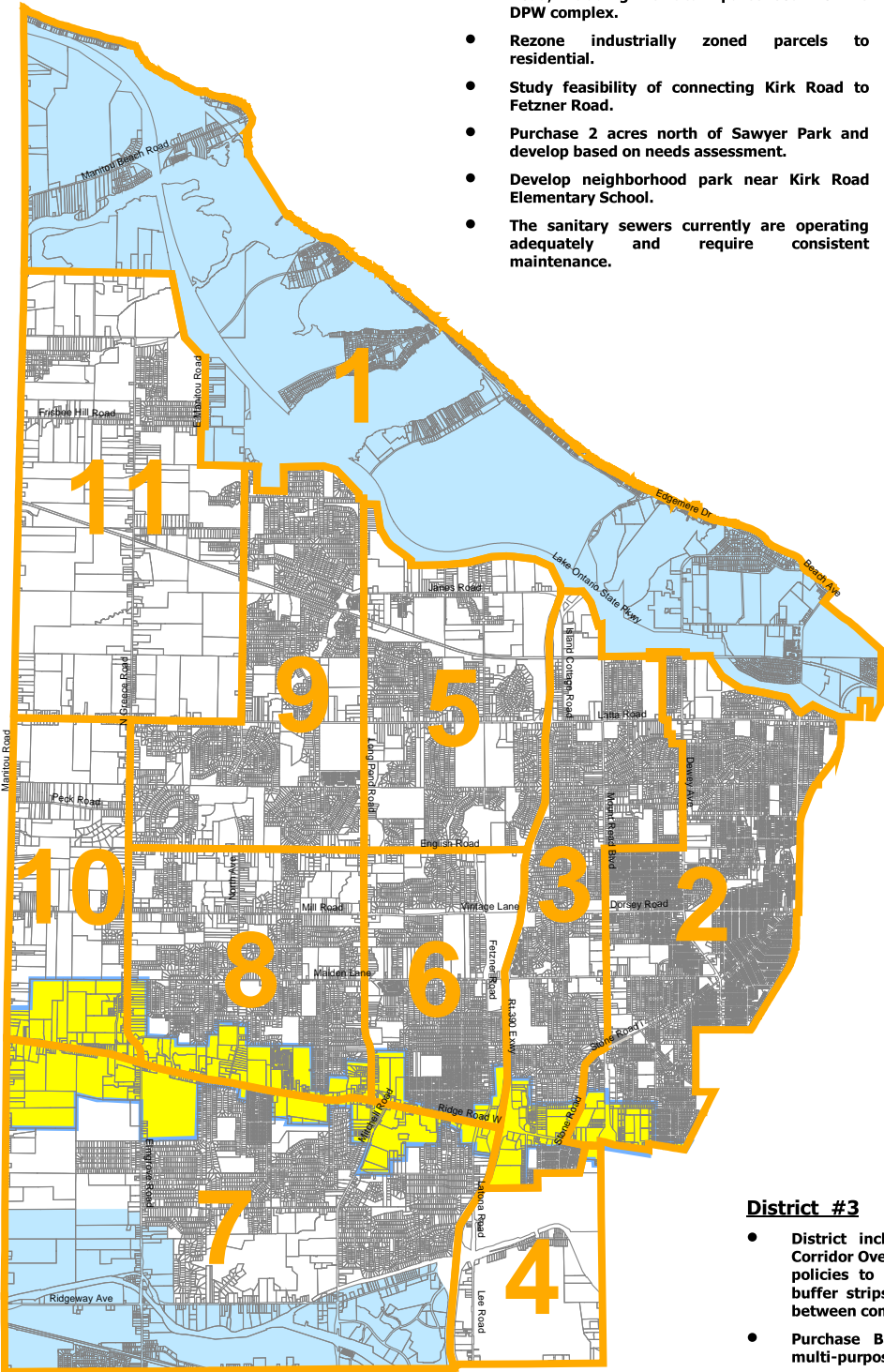
- Concentrate revitalization efforts within this district.
 - Replace infrastructure (i.e., sidewalks, street pavements, lighting, plantings, etc.).
 - Conduct social events to build neighborhood cohesion.
- Dewey Avenue:
 - Continue to upgrade commercial areas. Implement design guidelines to enhance appearance and coordinate development.
 - Institute access management standards to reduce traffic conflicts (existing and future).
 - Focus on central Dewey Avenue, including Northgate Plaza, and Stone Road area.
- Develop corridor revitalization study for Stone Road to coincide with reconstruction; e.g., access management, parking, streetscapes, façades.
- Contain commercial development within existing boundaries; i.e., don't allow it to expand along existing streets.
- Enhance Adeline Park.
- Develop linear pedestrian/bicycle path along Rochester Gas and Electric right-of-way.
- Consistently maintain sanitary sewers.
- Continue cooperating with county to reduce unregulated flow into wastewater system.

District #3

- District includes part of West Ridge Road Corridor Overlay District. Develop & implement policies to mitigate land use conflicts (e.g., buffer strips) and improve transition of uses between commercial and residential.
- Purchase Barnard Park land, then develop multi-purpose fields.
- The sanitary sewers currently are operating adequately and require consistent maintenance.

District #4

- Help Eastman Kodak to maintain and expand employment opportunities.
- District includes part of West Ridge Road Corridor Overlay District. Develop & implement policies to mitigate land use conflicts (e.g., buffer strips) and improve transition of uses between commercial and residential.
- Existing residential properties along Ridgeway Avenue should evolve to offices.
- Commercial business exemption policy should include residential properties that are converted to office use.
- The sanitary sewers currently are operating adequately and require consistent maintenance.



District #7

- Implement LWRP Strategies for Erie Canal Area.
 - Include former Kodak KPV/KPY lands and Canal Ponds Business Park in a Planned Unit District (PUD).
 - Allow water-oriented, mixed-use development centered on a port near the intersection of the Erie Canal and Long Pond Road.
- District includes part of West Ridge Road Corridor Overlay District. Develop & implement policies to mitigate land use conflicts (e.g., buffer strips) and improve transition of uses between commercial and residential.
- Infill residential development should conform to existing pattern in the vicinity.
- Continue low-density residential development west of Elmgrove Road, outside of West Ridge Road Corridor.
- Conduct study to identify improvements to Ridgeway Avenue needed between Long Pond Road and Route 390.
- Study feasibility of extending Howe Road between Sannita Drive and Rye Road.
- Study extension of Lexington Avenue westward to Long Pond Road.
- Greece Canal Park: Expand park boundaries, if acquisition opportunities arise.
- Carter Park: Purchase adjacent 2 acres for development of multi-purpose field.
- Upgrade sanitary sewers as needed, to expand capacity to accommodate future growth.

- PLANNING DISTRICT BOUNDARIES
- TAX PARCELS
- LOCAL WATERFRONT REVITALIZATION PROGRAM AREA
- WEST RIDGE ROAD CORRIDOR